



P.O. BOX 1167
21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
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Narrative Statement
Application for Regulated Wetlands Activity
Fintech Village, LLC
School of Social Work Building
Demolition, Erosion & Sedimentation Control & Soil Remediation
1800 Asylum Avenue
West Hartford, Connecticut
DPI Project No. 2815.B
October 1, 2019

Bestech, Inc. (Applicant) of Connecticut has been retained by Ideanomics, LLC (Property Owner) of New York to perform environmental and demolition services at the proposed mixed-use campus known as “Fintech Village”, at UConn’s former West Hartford campus adjacent to Trout Brook Drive and Asylum Avenue. For this initial wetlands application, the applicant is requesting approval to demolish and remove the former School of Social Work building at 1800 Asylum Avenue, a three-story steel and masonry structure in the middle of the campus. The building is contaminated with asbestos and PCBs. Bestech, a Connecticut-licensed environmental abatement and demolition contractor, is also requesting approval to remove PCB-contaminated soil around the periphery of the building. The firm has recently completed an asbestos abatement phase for the structure. Future wetland applications will address abatement, remediation and demolition services associated with other PCB & asbestos-contaminated buildings on the campus, including the undergraduate and library buildings, as well as PCB contaminated soil, all necessary elements to facilitate development of Ideanomics’ Fintech Village campus.

Bestech is abating and removing contaminated buildings and soil pursuant to environmental reports and investigations performed by Eagle Environmental, Inc., and in accordance with plans and procedures in close consultation with the Connecticut Department of Energy & Environmental Protection and the United States Environmental Protection Agency. A representative of Eagle Environmental expressed email confirmation that neither the DEEP (August 20th) or EPA (August 22nd) had any further comments about the contractor work plan provided in this application; no documentation of that approval was provided to Design Professionals, Inc.

The subject tract, owned by Fintech Village, LLC., has 33.9 acres, and wetlands were previously determined by Milone & MacBroom, under contract with the Town of West Hartford. A Fintech Village wetlands consultant, All Points, concurs with that determination as told to Design Professionals, Inc. with no documentation provided. Ideanomics, through Bestech, has also retained Design Professionals, Inc. (DPI) to perform civil engineering design services associated with this application, as well as JMM Wetland Consulting Services, LLC (JMM), to perform wetland and erosion control advisory services.

As depicted on DPI's engineered site plan, Bestech will be disturbing an area encompassing 65,948 square feet, of which 42,825 square feet is within the 150 feet upland review area. Disturbance directly associated with the building is 13,324 square feet, and disturbance directly associated with removal of the contaminated soil is 15,052 square feet. The volume of soil to be removed from the site is 1002.2 cubic yards at depths ranging from 1 foot to 6 feet. Of that total, 755± cubic yards are being removed from the regulated upland review area also at depths ranging from 1 foot to 6 feet. The area to be removed at each respective soil depth is outlined on the Eagle Environmental PCB Soil & Hardscape Remediation plan, included below.

There are no actual wetland disturbances proposed with this application. The wetlands to the west of the activity area is a mowed wet meadow, which is relatively flat. The wetlands well easterly of the activity area is a pond. In order to ensure ongoing performance of the erosion control measures, JMM has recommended 285 lineal feet of heavy duty "Super Silt Fence" proximate to the westerly wetland boundary, as well as an adjacent 12" entrenched excelsior wattle system filled with wood fiber, to be installed on the building side of the silt fence. These measures will act to prevent the migration of fine textured soils to the site's wetlands. Additional measures taken by Bestech's activities are defined in their Demolition, Erosion Control and Soil Remediation Work Plan, appended herewith along with JMM's report.

The only alternative to the demolition of this building and removal of adjacent contaminated soils would be to leave the contaminated elements on site in their current condition. Due to the health and safety concerns of that alternative for both human and non-human ecosystems, it is not a feasible option to explore. Given that the design and execution of this removal and erosion control plan have no direct disturbance of the wetlands on site, the proposal included in this application is the option that provides the highest level of environmental responsibility, protection, and remediation of all surrounding wetlands, watercourses, and upland review areas.

Eagle Environmental will have staff on site during the duration of Bestech's abatement, remediation and demolition activities. Part of their assignment will be to monitor the condition and performance of the erosion and sedimentation control measures, weekly and immediately following storm events.

In conclusion, the permitted activities will serve to clean up the contaminated former UConn campus in preparation for development of Ideanomics' mixed-use Fintech Village. These activities will prevent impacts on the adjoining wetlands. All abutting property owners to this project have been listed on the appended site plan set and will be contacted by the town regarding this application and activity. This document references the scope of work provided in Section 7.5 of the Town of West Hartford Inland Wetlands and Watercourses Regulations for an application for regulated wetlands activity. A Permit Application for Inland Wetlands & Watercourses Activity and CTDEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form have been completed and filed along with the appropriate filing fee. The appendix lists all of the additional documents to be used in review of this application.

Appendix

- 1) Social Work Building Demolition Site Plan set, dated 9/26/19; prepared by Design Professionals, Inc.
- 2) Topographic Survey, dated 5/30/19; prepared by Langan CT, Inc.
- 3) Wetland Delineation, dated 7/10; prepared by Milone and MacBroom
- 4) School of Social Work Demolition Work Plan; prepared by Bestech, Inc.
 - a. Demolition Work Plan dated 9/8/19
 - b. Revised Demolition Work Plan dated 9/26/19
- 5) Self-Implementing PCB Cleanup and Disposal Plan, dated 5/1/19; prepared by Eagle Environmental, Inc.**
 - a. PCB-2: School of Social Work Building PCB Soil & Hardscape Remediation Plan
 - b. P-2: School of Social Work Building Soil Photos** Full 1,607 page report can be found in the provided USB drive containing all application documents (5c); report attachments were excluded in the printed reports to accommodate the large size of the file
- 6) Site Visit, E&S Recommendations, dated 9/27/19; prepared by JMM Wetland Consulting Services, LLC
- 7) Asylum Avenue, West Hartford, CT Soil Map and Report, analysis run on 9/27/19; prepared by Design Professionals, Inc. via USDA Web Soil Survey
- 8) Existing Site Condition Photographs, dated 9/10/19; taken by Bestech, Inc. and provided by Design Professionals, Inc.